| 007.0 | 0006 | 0019.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 940,300 / 940,300 |
| | | | | | USE VALUE: | 940,300 / 940,300 |
| | | | | | ASSESSED: | 940,300 / 940,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | -17 | ALFRED RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GEANNARIS GEORGE---ETAL |
| Owner 2: | GEANNARIS LORRAINE |
| Owner 3: | |
| Street 1: | 11 SHERATON PARK |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 6677.000 | 442,700 | 1,300 | 496,300 | 940,300 |
| Total Card | 0.153 | 442,700 | 1,300 | 496,300 | 940,300 |
| Total Parcel | 0.153 | 442,700 | 1,300 | 496,300 | 940,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.68 | /Parcel: 344.68

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 6781

**GIS Ref**

**GIS Ref**

**Insp Date** 02/14/18

!729!

## PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0019.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 442,700 | 1300 | 6,677. | 496,300 | 940,300 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 422,000 | 1300 | 6,677. | 496,300 | 919,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 422,000 | 1300 | 6,677. | 496,200 | 919,500 | 919,500 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 324,500 | 1300 | 6,677. | 527,300 | 853,100 | 853,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 324,500 | 1300 | 6,677. | 384,600 | 710,400 | 710,400 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 303,700 | 1300 | 6,677. | 335,000 | 640,000 | 640,000 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 303,700 | 1300 | 6,677. | 285,300 | 590,300 | 590,300 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 269,500 | 1300 | 6,677. | 279,100 | 549,900 | 549,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 18:55:42 |

## LAST REV

| Date | Time |
|---|---|
| 03/05/18 | 09:14:08 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 729

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GEANNARIS CATHE | 28604-1 | | 5/21/1998 | Family | | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/30/2009 | Measured | 372 | PATRIOT |
| 3/24/2000 | Inspected | 270 | PATRIOT |
| 9/23/1999 | Mailer Sent | | |
| 9/23/1999 | Measured | 263 | PATRIOT |
| 10/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 6781 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 6677 | | Sq. Ft. | Site | | 0 | 80. | 0.93 | 1 | | | | | | | | | 496,251 | | | | | | 496,300 | |

Total AC/HA: 0.15328 | Total SF/SM: 6677 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 496,251 | Spl Credit | Total: 496,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | FA - Fair-Avg | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 35.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.03489733 |
| Const Adj.: | 0.99732524 |
| Adj $ / SQ: | 185.783 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 687437 |
| Depreciation: | 244728 |
| Depreciated Total: | 442709 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 12 | BRs: 6 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

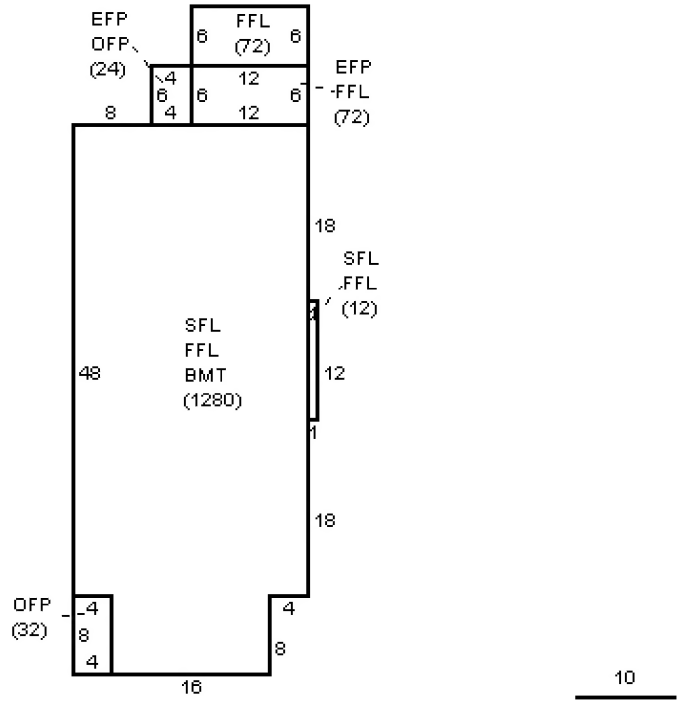
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 185.78 |
| Special Features: | 0 | Val/Su Net: | 106.42 |
| Final Total: | 442700 | Val/Su SzAd | 162.28 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,436 | 185.780 | 266,785 |
| SFL | Second Floor | 1,292 | 185.780 | 240,032 |
| BMT | Basement | 1,280 | 55.730 | 71,341 |
| EFP | Enclos Porch | 96 | 55.440 | 5,322 |
| OFP | Open Porch | 56 | 43.880 | 2,457 |

Net Sketched Area: 4,160 | Total: 585,937

Size Ad 2728 | Gross Area 4160 | FinArea 2728

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 007.0-0006-0019.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | P | VP | 1920 | 15.94 | T | 80 | 104 | | | 1,300 | | | 1,300 |

More: N | Total Yard Items: 1,300 | Total Special Featues: | Total: 1,300

## IMAGE

AssessPro Patriot Properties, Inc